



## 24 Masonfield Crescent, Lancaster, LA1 3SR

A well-proportioned three bedroom family home in the highly sought after Standen Gate estate in Lancaster. Situated beside a children's playground, with Williamson's park, a Co-Op supermarket and playing fields just a short walk away, you have all the benefits and convenience of living in a city, with open green spaces to enjoy close to home.

A great house for hosting family and friends, the property has communal living rooms, comfortable sleeping spaces and a large low maintenance rear garden. There is plenty of storage space to keep a busy home feeling clean and clutter-free. This property is just waiting for you to add your touch and make into your new comfortable family home.



## Location

Situated in the desirable Standen Gate estate this house provides suburban living with all the benefits of being close to the city centre. Williamson's Park is just a short walk away, great for those with pets and children, with a small playground beside the property for when you want to stay closer to home. Within the catchment area of excellent local primary and secondary schools, there is a Co-Op within walking distance, making it the perfect hub for busy family life.

## Hall

**4'11" x 4'0" (1.52 x 1.24)**

The carpeted entrance hallway provides access to the living room and stairs, with an external glass-paned door and single panel radiator. A useful space for outdoor clothing and shoes to keep the home clean and clutter-free.

## Reception 1

**13'4" x 12'1" (4.08 x 3.70)**

The front reception room has ample space on the carpeted floor for multiple sofas and chairs to create a comfortable living space. A large double glazed window on the front aspect fills the space with light, while a gas fireplace forms the central focal point of the room. A great space for gathering friends and family or relaxing in the evenings.

## Reception 2

**11'3" 7'8" (3.45 2.35)**

A reception room to the rear of the property provides a great dining space, open to the front reception room through a square archway. There is ample space on the carpeted floor for a family dining table and storage units. French doors to the back garden allow the space to be opened up during the warmer months, ideal for entertaining. An internal doorway leads through to the kitchen, with a wall mounted radiator completing the room.

## Kitchen

**11'3" x 10'9" (3.45 x 3.29)**

A well-proportioned kitchen sits to the rear of the property, with a double glazed window overlooking the back garden providing light. Appliances include a four ring gas hob with an oven and grill below, a sink and drainer, dishwasher plus space on the vinyl floor for a tall fridge and freezer. A moveable island sits in the centre of the room, providing extra work surface and storage in addition to the over and under counter cabinetry that fills two walls. A practical understair cupboard is accessed from the kitchen, a great space to house household gadgets, dry foods and clothing.

## Utility

**7'8" x 5'2" (2.35 x 1.59)**

A practical utility room sits beside the kitchen, with a black laminate countertop with storage below. There are utility points for a washer and a dryer. A glass-paned external door leads to the rear garden, with a vinyl floor and central ceiling light.

## WC

**5'2" x 3'10" (1.59 x 1.19)**

A useful WC sits off the utility room with a frosted double glazed window on the side aspect providing natural light. The suite includes a low flush toilet and pedestal sink, with a single panel radiator and carpeted floor. A great room for visitors and small children.

## Landing

The carpeted landing connects the bathroom and bedrooms, with attic access above. A dark wood handrail leads up the carpeted stairs, with space for a small display unit at the top.

## Bathroom

**7'4" x 6'2" (2.26 x 1.88)**

The main bathroom features a bath with overhead shower, low flush toilet and sink with storage below. The shower enclosure has white tiling to the ceiling, with a matching tiled backsplash behind the sink. A small frosted double glazed window on the front aspect provides natural light, with a central ceiling light and single panel radiator above the carpeted floor.

## Bedroom 1

**11'9" x 8'5" (3.6 x 2.58)**

The main bedroom is situated at the rear of the property with a double glazed window overlooking the back garden. There is space on the carpeted floor for a double bed and drawer unit, with built in wardrobes and overbed storage cupboards providing plenty of space for clothing. A single panel radiator sits behind the door, with an internal door through to the ensuite.

## Ensuite

**6'5" x 4'6" (1.96 x 1.38)**

The ensuite for the main bedroom features a shower, low flush toilet and sink unit with storage. A frosted double glazed window brings in light from the side aspect, with a single panel radiator located below, above the carpeted floor.

## Bedroom 2

**11'3" x 8'8" (3.45 x 2.66)**

A double bedroom located at the front of the property, with ample

space on the carpeted floor for a double bed, bedside tables and a useful alcove that houses a large wardrobe. A double glazed window to the front garden provides light, with a single panel radiator below.

## Bedroom 3

**8'2" x 6'4" (2.5 x 1.95)**

A single bedroom features a double glazed window overlooking the garden, with a single panel radiator behind the door. A versatile space that can be used as a child's bedroom, home office or dressing room, depending on your needs.

## Airing Cupboard

Located off the main landing, the airing cupboard houses the immersion heater and provides space to keep linen and bedding.

## Attic

Accessed via a drop down ladder from the main landing, the attic has been partially boarded with electric lighting, making it the perfect space for long term storage to keep the house clear and clutter-free.

## Garden

A good sized, north-facing rear garden features a large artificial lawn and paved patios with a pathway to the seating area at the rear. The back of the garden is bordered by raised beds with mature shrubs and bushes, keeping the garden low maintenance. There is side access from the front, with one side used for bin storage to keep the garden looking clear and open.

## Garage

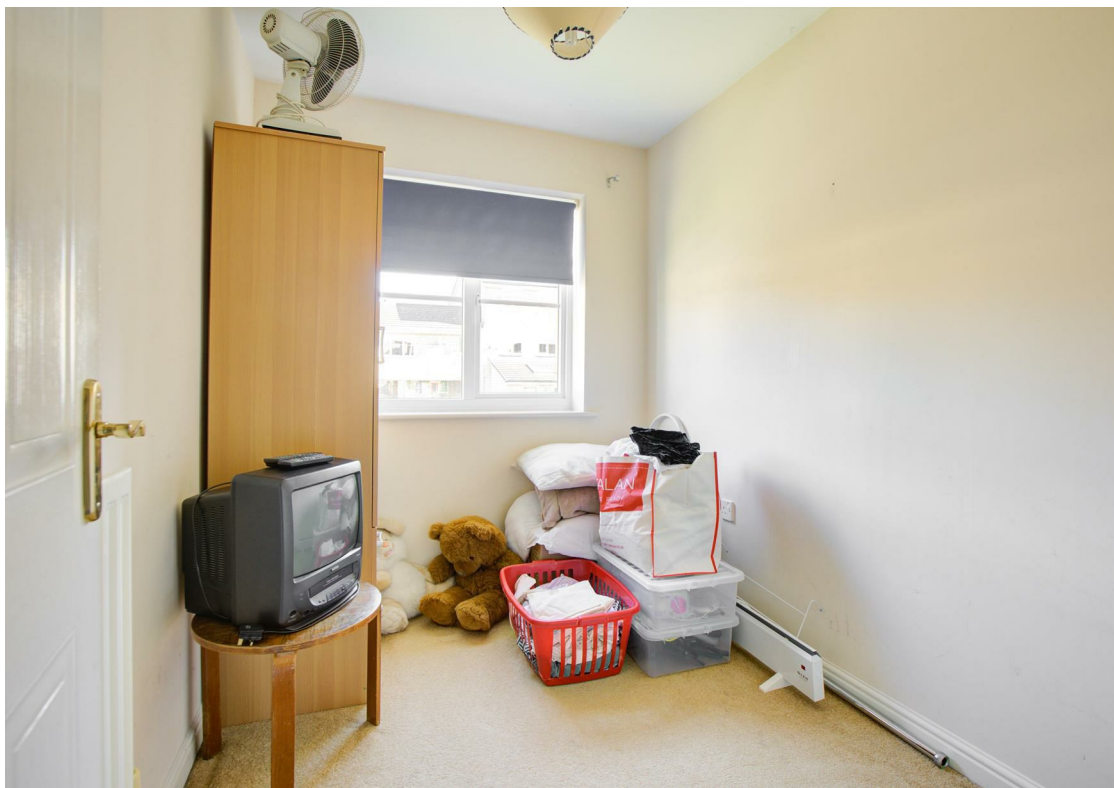
A garage sits off the driveway, with an up and over door, housing the boiler and providing space for storage and a workshop. A small attic space sits above providing extra storage.

## Exterior

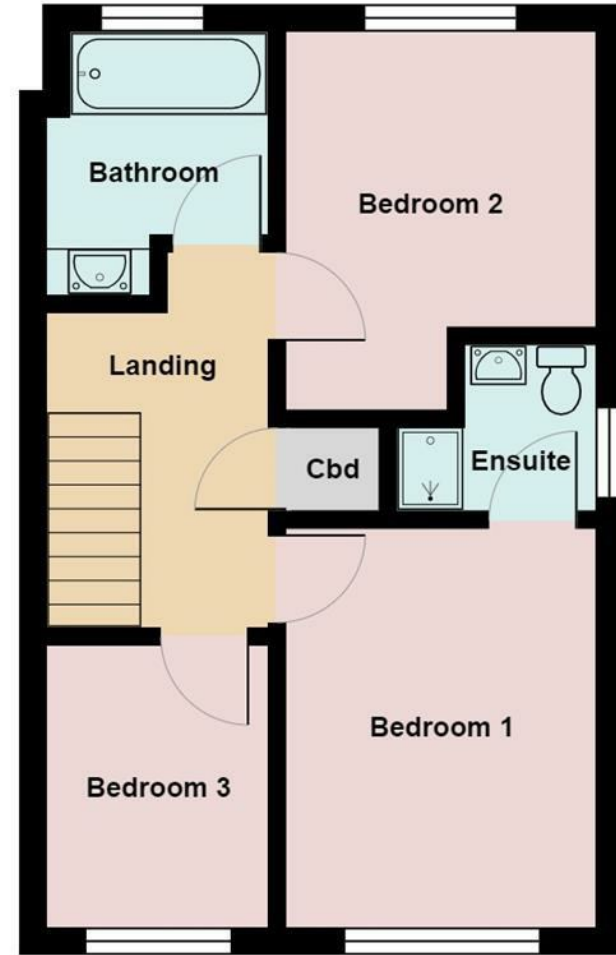
The property has excellent kerb appeal with a large driveway to the front providing parking for 3 cars.

## Additional Information

Freehold. Council Tax Band D.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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